





As with all non-conforming use cases, the first task is to determine what lawful non-conforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the non-conforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered non-conforming. See *McKewy v. Baltimore County, Md.*, 39 Md. App. 257, 385 A2d. 96 (1978).

When the claimed non-conforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the non-conforming use, the Zoning Commissioner should consider the following factors:

(a) To what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;

(b) Is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original non-conforming use.

*McKewy v. Baltimore County, Md.*, Supra.

ORDER RECEIVED FOR FILING  
Date 3/1/90  
By [Signature]

- 5 -

Based upon Petitioners' testimony, it appears that the original tavern building was constructed sometime prior to 1945 and consisted of approximately 1,160 sq.ft. more or less. The evidence also indicated that the rear addition to the original structure was added sometime after 1945 and consists of approximately 859 sq.ft. more or less (See Petitioner's plat dated December 6, 1989, which was prefilled with the Petitioner's own exhibit). It is clear the aforementioned expansion of the subject tavern, which includes the rest rooms and side addition of the subject building, is beyond the 25% expansion permitted by Section 104.1 of the B.C.Z.R. Although the tavern use has existed since prior to 1945, the illegal expansion of the tavern requires a decision to terminate the use as clearly mandated by *McKewy*, supra.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, to grant the relief requested would be detrimental to the health, safety and general welfare of the surrounding community, and otherwise contrary to the spirit and intent of the B.C.Z.R., and therefore, should be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of March, 1990 that the Petition for Special Hearing to approve the nonconforming use of the subject property as a tavern business, in accordance with the plat dated December 6, 1989, be and the same is hereby DENIED.

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 3/1/90  
By [Signature]

JRH:bjs

- 6 -

# PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_  
A TAVERN BUSINESS LOCATED AT 118 WILLIAMS AVENUE, BALTIMORE COUNTY, MARYLAND, AS A NON-CONFORMING USE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:

(Type or Print Name)  
Signature  
Address  
City and State

(Type or Print Name)  
Signature  
Address  
City and State

Attorney's Telephone No.:

Legal Owner(s): Crystal Maria Stefanis  
Personal Representative of the Estate  
of Emmanuel A. Stefanis  
(Type or Print Name)  
Signature  
Address  
City and State

7312 Martell Avenue  
Address  
Baltimore, Maryland 21222  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address  
Phone No.

ORDER RECEIVED FOR FILING  
Date 3/1/90  
By [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of JAN, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12 day of FEB, 1990, at 10:30 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

ECO-No. 1

(over)

Baltimore County  
Department of Permits & Licenses  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(801) 887-3610

Ted Zakuski, Jr.  
Director

Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202

Attn: Mr. Melvin J. Kodenski, Esq.

Re: 118 Williams Avenue  
Mr. Crystal Maria Stefanis

To Whom It May Concern:

As you requested, a visit by the County Building Inspector to 118 Williams Avenue on October 3, 1990 revealed the presence of an inspection sticker signed by H. Royhan. The sticker indicated a final inspection approval for an addition and was signed and finalized in May of 1972. The sticker indicates that there was a permit for the addition and that all necessary inspections were made and approved.

Our paper records do not go back that far so a copy of the permit is not available. Our records do not show any subsequent permit activity and the lack of later stickers would appear to bear this out.

JRH/nmg

cc: Rick Wisnom  
correspondence

APPEALS  
EX-12

Dennis F. Rasmussen  
County Executive

John M. Reisinger, P.E.  
Buildings Engineer

FRANK S. LEE

Registered Land Surveyor

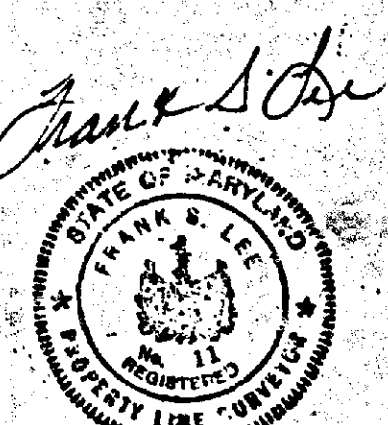
1227 NEIGHBORS AVE. — BALTIMORE, MD. 21217

December 6, 1989

Crystal Tavern  
118 Williams Avenue  
12th District Baltimore County, Maryland

Beginning for the same at the intersection of Williams Avenue and Sollers Point Road, thence running and binding on the north side of Williams Avenue North 83 degrees 00 minutes West 157.92 feet, thence leaving Williams Avenue and running North 7 degrees 00 minutes East 89.54 feet to the southwest side of Sollers Point Road, thence binding on the southwest side thereof South 53 degrees 27 minutes East 181.54 feet to the place of beginning.

Containing 7066.56 square feet of land more or less.  
Being lots 247, 248, 249 and 250, plat of New Pittsburg, 3/72



Mr. Haines, #125  
25  
Case # 90-322-SPH #150 DUE  
CRYSTAL STEFANIS - Petitioner

I am appealing the decision you made on Feb 12, 1990. I am very angry and upset. I feel that it was an unfair hearing. Last year I lost my father now I am losing my business. I wish to speak last at the hearing so I can have a fair hearing.

CRYSTAL Stefanis

Crystal Stefanis

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(801) 887-3653  
J. Robert Haines  
Zoning Commissioner

March 1, 1990

Louis L. DePazzo, Esquire  
38 S. Dundalk Avenue  
Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL HEARING  
NW/Corner Sollers Point Road and Williams Avenue  
(118 Williams Avenue)  
12th Election District - 7th Councilmanic District  
Crystal Maria Stefanis for the Estate of  
Emmanuel A. Stefanis - Petitioners  
Case No. 90-322-SPH

Dear Mr. DePazzo:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Mr. & Mrs. Stephen E. Hughes, Sr.  
121 Williams Avenue  
Baltimore, Md. 21222

Mr. & Mrs. Ron D'Aurora, et al  
119 Williams Avenue  
Baltimore, Md. 21222

Ms. Debbie Cook  
115 Williams Avenue  
Baltimore, Md. 21222

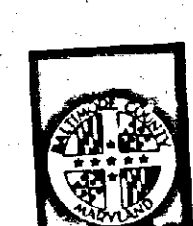
People's Counsel: File

Mr. John Janowicz  
100 Williams Avenue  
Baltimore, Md. 21222

Mr. Cornelius Cook  
117 Williams Avenue  
Baltimore, Md. 21222

Mr. Charles Spencer, Jr.  
6910 Sollers Point Road  
Baltimore, Md. 21222

Dennis F. Rasmussen  
County Executive



FOOD SERVICE FACILITY PERMIT  
PERMIT # 876  
YAL 1989-91  
PERMIT IS NOT TRANSFERABLE  
EXPIRES: March 31, 1991  
Issue Date April 1, 1990  
CRYSTAL BAR  
118 Williams Avenue  
Dundalk, Maryland 21222  
DIRECTOR OF PERMITS & LICENSING  
BALTIMORE COUNTY  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(801) 887-3610



Baltimore County  
Board of Liquor License Commissioners  
Towson, Maryland 21204  
(301) 887-3191  
Leo R. Mason  
Chairman

Revised 4/24/90

April 23, 1990



Dennis F. Reamunson  
County Executive

This Board is not unmindful of the concern expressed by the residents adjacent to the Crystal Bar, an establishment operating as a licensed premises for over forty (40) years. This Board cannot regulate controversies that are inevitable between contiguous resident owners and tavern uses, but this Board is heartened by the stated desire of the licensee and manager to attempt to create a neighborly rapport.

Noise abatement is an area over which this Board does exercise control. Accordingly, effective immediately, there will not be any music allowed after 11 p.m., subject to a workable solution of noise control. This Board is directing the Chief Inspector to work with the licensee, and it is incumbent upon the licensee to provide this Board with a workable plan within 30 days.

Therefore, the Board authorizes renewal of this license subject to further review pending outcome of Zoning Appeal.

BOARD OF LIQUOR LICENSE COMMISSIONERS  
FOR BALTIMORE COUNTY  
Robert S. Knatz, Jr., Acting Chairman  
Dennis Cuomo, Alternate Member

RSK:hmp

APPELLANT  
EX#6

In Re  
CRYSTAL MARIA STEFANIS  
COUNTY BOARD  
OF APPEALS OF  
BALTIMORE COUNTY  
CASE No. 90-322-SPH

SUBPOENA

TO: CUSTODIAN OF RECORDS  
BUILDING PERMITS FOR BALTIMORE COUNTY  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

YOU ARE HEREBY COMMANDED to bring with you the following at the time of the hearing on October 5, 1990 at 10:00a.m. at the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204:

- Any and all records in your possession relating to building permits issued for 118 Williams Avenue.
- Any and all floor plans that may have been filed with your office.

*[Signature]*  
Melvin J. Kodenski

Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202  
685-5100  
Attorneys for Plaintiff

SUB  
Hunters Peters  
10-2-90  
J. Edward Imbrie  
Bulto Co

Linda Kuszmaul  
Board of Appeals

RECEIVED  
COUNTY BOARD OF APPEALS  
90 SEP 28 AM 11:30

LAW OFFICE  
KODENSKI AND CANARAS  
19 E. FAYETTE STREET  
SUITE 301  
BALTIMORE, MARYLAND 21202  
TELEPHONE (301) 685-5100  
September 25, 1990

MELVIN J. KODENSKI  
BARRY T. CANARAS  
VICTORIA A. STEPHENSON  
JAMES J. DICKINSON

HIGHLANDTOWN OFFICE  
412 E. HIGHLAND AVENUE  
BALTIMORE, MARYLAND 21204  
PHONE 563-9000

County Appeals Board for Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Crystal Maria Stefanis  
Case No. 90-322-SPH

Dear Sir:

Enclosed please find an original and two copies of each Subpoena which I would request be served by Sheriff for the hearing scheduled on October 5, 1990 in the above matter.

Thank you for your kind cooperation.

Very truly yours,

*[Signature]*  
Cindy A. Clipper  
Cindy A. Clipper  
Paralegal

CAC/cc  
Enclosures

RECEIVED  
COUNTY BOARD OF APPEALS  
90 SEP 28 AM 11:30

In Re  
CRYSTAL MARIA STEFANIS  
COUNTY BOARD  
OF APPEALS OF  
BALTIMORE COUNTY  
CASE No. 90-322-SPH

SUBPOENA

TO: CUSTODIAN OF RECORDS  
RETAIL SALES TAX DIVISION  
301 Preston Street  
Baltimore, Maryland 21201

YOU ARE HEREBY COMMANDED to bring with you the following at the time of the hearing on October 5, 1990 at 10:00a.m. at the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204:

- Any and all records in your possession relating to the sales tax account in the name of Crystal Bar, Inc., Crystal Maria Stefanis, Emanuel Stefanis, Stefanis, Inc., Dolores D. Olzewski, George T. Stawsky, Dunleer Tea Room, Mary E. Thuma, or Ella Thuma at 118 Williams Avenue.
- Any and all returns filed by Crystal Bar, Inc., Crystal Maria Stefanis, Emanuel Stefanis, Stefanis, Inc., Dolores D. Olzewski, George T. Stawsky, Dunleer Tea Room, Mary E. Thuma, or Ella Thuma.

*[Signature]*  
Melvin J. Kodenski

Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202  
685-5100  
Attorneys for Plaintiff

Linda Kuszmaul  
Board of Appeals

RECEIVED  
COUNTY BOARD OF APPEALS  
90 SEP 28 AM 11:30

In Re  
CRYSTAL MARIA STEFANIS  
COUNTY BOARD  
OF APPEALS OF  
BALTIMORE COUNTY  
CASE No. 90-322-SPH

SUBPOENA

TO: CUSTODIAN OF RECORDS  
RETAIL SALES TAX DIVISION  
301 Preston Street  
Baltimore, Maryland 21201

YOU ARE HEREBY COMMANDED to bring with you the following at the time of the hearing on October 5, 1990 at 10:00a.m. at the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204:

- Any and all records in your possession relating to the sales tax account in the name of Crystal Bar, Inc., Crystal Maria Stefanis, Emanuel Stefanis, Stefanis, Inc., Dolores D. Olzewski, George T. Stawsky, Dunleer Tea Room, Mary E. Thuma, or Ella Thuma at 118 Williams Avenue.
- Any and all returns filed by Crystal Bar, Inc., Crystal Maria Stefanis, Emanuel Stefanis, Stefanis, Inc., Dolores D. Olzewski, George T. Stawsky, Dunleer Tea Room, Mary E. Thuma, or Ella Thuma.

*[Signature]*  
Melvin J. Kodenski

Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202  
685-5100  
Attorneys for Plaintiff

RECEIVED  
COUNTY BOARD OF APPEALS  
90 SEP 28 AM 11:30

5/7/90 - Following parties notified of hearing set for October 5, 1990 at 10:00 a.m.:

Mel Kodenski, Esquire  
Crystal Stefanis  
Mr. & Mrs. Stephen E. Hughes, Sr.  
Mr. & Mrs. Ron D'Aurora, et al  
Ms. Debbie Cook  
John Janowich  
Charles Spencer, Jr.  
Cornelius Cook  
People's Counsel  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon



County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180  
April 25, 1990

Mel Kodenski, Esquire  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202

Re: Case No. 90-322-SPH (Crystal Maria Stefanis)

Dear Mr. Kodenski:

Per your request of this date, enclosed please find all pertinent copies from the existing file including exhibits. Please mail this office a check in the amount of \$27.00 to cover the cost of said copies as well as an Entry of Appearance in the case.

If I can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,

*[Signature]*  
Linda Lee M. Kuszmaul  
Linda Lee M. Kuszmaul  
Legal Secretary

Enclosures

RECEIVED  
COUNTY BOARD OF APPEALS  
90 MAY 11 PM 12:22

In Re  
CRYSTAL MARIA STEFANIS  
COUNTY BOARD  
OF APPEALS OF  
BALTIMORE COUNTY  
CASE No. 90-322-SPH

SUBPOENA

TO: CUSTODIAN OF RECORDS  
LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE COUNTY  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

YOU ARE HEREBY COMMANDED to bring with you the following at the time of the hearing on October 5, 1990 at 10:00a.m. at the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204:

- Any and all records in your possession relating to the license located at 118 Williams Avenue and particularly those documents which show the length of time in which the liquor license has existed at 118 Williams Avenue.
- Any and all records documenting the chain of ownership of the liquor license located at 118 Williams Avenue, indicating the dates of ownership.
- Any and all floor plans that may have been filed with your office from the time the initial license was

SUB  
Hunters Peters  
10-2-90  
J. Edward Imbrie  
Bulto Co  
Linda Kuszmaul  
Board of Appeals

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COUNTY BOARD OF APPEALS  
90 SEP 28 AM 11:30



issued at 118 Williams Avenue until the present.

Melvin J. Kodenski  
Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202  
685-5100  
Attorneys for Plaintiff

In Re  
CRYSTAL MARIA STEFANIS  
COUNTY BOARD  
OF APPEALS OF  
BALTIMORE COUNTY  
CASE No. 90-322-SPH

**SUBPOENA**

TO: CUSTODIAN OF RECORDS  
HEALTH DEPARTMENT FOR BALTIMORE COUNTY  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

YOU ARE HEREBY COMMANDED to bring with you the following at the time of the hearing on October 5, 1990 at 10:00a.m. at the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204:

1. Any and all records in your possession relating to the health permit located at 118 Williams Avenue.
2. Any and all records documenting the chain of ownership of the health permit located at 118 Williams Avenue.
3. Any and all floor plans that may have been filed with your office from the time the initial license was issued at 118 Williams Avenue until the present.

Melvin J. Kodenski  
Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202  
685-5100  
Attorneys for Plaintiff

RECEIVED  
COUNTY BOARD OF APPEALS  
SEP 28 AM 11:39

In Re  
CRYSTAL MARIA STEFANIS  
COUNTY BOARD  
OF APPEALS OF  
BALTIMORE COUNTY  
CASE No. 90-322-SPH

**SUBPOENA**

TO: CUSTODIAN OF RECORDS  
RETAIL SALES TAX DIVISION  
301 Preston Street  
Baltimore, Maryland 21201

YOU ARE HEREBY COMMANDED to bring with you the following at the time of the hearing on October 5, 1990 at 10:00a.m. at the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204:

1. Any and all records in your possession relating to the sales tax account in the name of Crystal Bar, Inc., Crystal Maris Stefanis, Emanuel Stefanis, Stefanis, Inc., Dolores D. Olzewski, George T. Stawsky, Dunleer Tea Room, Mary E. Thuma, or Ella Thuma at 118 Williams Avenue.
2. Any and all returns filed by Crystal Bar, Inc., Crystal Maris Stefanis, Emanuel Stefanis, Stefanis, Inc., Dolores D. Olzewski, George T. Stawsky, Dunleer Tea Room, Mary E. Thuma, or Ella Thuma.

Melvin J. Kodenski  
Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202  
685-5100  
Attorneys for Plaintiff

RECEIVED  
COUNTY BOARD OF APPEALS  
SEP 28 AM 11:39

In Re  
CRYSTAL MARIA STEFANIS  
COUNTY BOARD  
OF APPEALS OF  
BALTIMORE COUNTY  
CASE No. 90-322-SPH

**SUBPOENA**

TO: CUSTODIAN OF RECORDS  
BUILDING PERMITS OR BALTIMORE COUNTY  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

YOU ARE HEREBY COMMANDED to bring with you the following at the time of the hearing on October 5, 1990 at 10:00a.m. at the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204:

1. Any and all records in your possession relating to building permits issued for 118 Williams Avenue.
2. Any and all floor plans that may have been filed with your office.

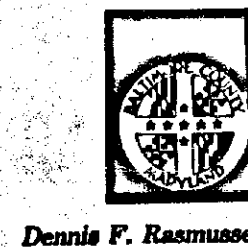
Melvin J. Kodenski  
Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202  
685-5100  
Attorneys for Plaintiff

RECEIVED  
COUNTY BOARD OF APPEALS  
SEP 28 AM 11:39

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

April 2, 1990



Dennis F. Haines  
County Executive

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Hearing  
NW/Corner Sollers Point Road and Williams Avenue  
(118 Williams Avenue)  
12th Election District, 7th Councilmanic District  
CRYSTAL MARIA STEFANIS for the Estate of  
Emmanuel A. Stefanis - Petitioner  
Case No. 90-322-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on March 12, 1990 by Crystal Stefanis. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner

JRH:cer

Enclosures

cc: Crystal Stefanis, 7312 Martell Avenue, Dundalk, MD 21222

Mr. & Mrs. Stephen E. Hughes, Sr.  
121 Williams Avenue, Baltimore, MD 21222

Mr. & Mrs. Ron D'Aurora, et al  
119 Williams Avenue, Baltimore, MD 21222

Debbie Cook, 115 Williams Avenue, Baltimore, MD 21222

Appeal Cover Letter - Case No. 90-322-SPH  
CRYSTAL MARIA STEFANIS for the Estate of  
Emmanuel A. Stefanis - Petitioner  
April 2, 1990  
Page 2

John Janowich, 100 Williams Avenue, Baltimore, MD 21222

Charles Spencer, Jr.  
6910 Sollers Point Rd, Baltimore, MD 21222

Cornelius Cook, 117 Williams Avenue, Baltimore, MD 21222

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

File

**APPEAL**

Petition for Special Hearing  
NW/Corner Sollers Point Road and Williams Avenue  
(118 Williams Avenue)  
12th Election District - 7th Councilmanic District  
CRYSTAL MARIA STEFANIS for  
the Estate of Emmanuel A. Stefanis - Petitioner  
Case No. 90-322-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments (None submitted)

Petitioner's Exhibits: 1. Photographs of Crystal Bar & Restaurant

Plat to accompany Petition

1. & 2. Photographs of parking area  
surrounding bar

Zoning Commissioner's Order dated March 1, 1990 (Denied)

Notice of Appeal received March 12, 1990 from Crystal Stefanis

cc: Crystal Stefanis, 7312 Martell Avenue, Dundalk, MD 21222

Mr. & Mrs. Stephen E. Hughes, Sr.  
121 Williams Avenue, Baltimore, MD 21222

Mr. & Mrs. Ron D'Aurora, et al  
119 Williams Avenue, Baltimore, MD 21222

Debbie Cook, 115 Williams Avenue, Baltimore, MD 21222

John Janowich, 100 Williams Avenue, Baltimore, MD 21222

Charles Spencer, Jr.  
6910 Sollers Point Rd, Baltimore, MD 21222

Cornelius Cook, 117 Williams Avenue, Baltimore, MD 21222

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning  
Patrick Keller, Office of Planning & Zoning  
J. Robert Haines, Zoning Commissioner  
Ann M. Nastarowicz, Deputy Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
W. Carl Richards, Jr., Zoning Coordinator  
Docket Clerk  
Arnold Jablon, County Attorney



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

HEARING ROOM -  
Room 301, County Office Bldg.

May 7, 1990

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-322-SPH: CRYSTAL MARIA STEFANIS  
NW/Corner Sollers Pt. Rd. and Williams Ave.  
(118 Williams Avenue)  
12th Election District  
7th Councilmanic District  
SPH-nonconforming use - tavern  
3/1/90 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: FRIDAY, OCTOBER 5, 1990 at 10:00 a.m.

cc: Mel Kodenski, Esquire Counsel for Appellant-Petitioner

Ms. Crystal Stefanis

Mr. & Mrs. Stephen E. Hughes, Sr.

Mr. & Mrs. Ron D'Aurora, et al

Ms. Debbie Cook

Mr. John Janowich

Mr. Charles Spencer, Jr.

Mr. Cornelius Cook

People's Counsel for Baltimore County

P. David Fields

Pat Keller

J. Robert Haines

Ann M. Nastarowicz

James E. Dyer

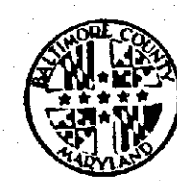
W. Carl Richards, Jr.

Docket Clerk - Zoning

Arnold Jablon, County Attorney

Linda Lee M. Kuszeul  
Legal Secretary





County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

May 11, 1990

Mel Kodenski, Esquire  
19 E. Fayette Street  
Suite 301  
Baltimore, MD 21202

Re: Case No. 90-322-SPH (Crystal Maria Stefanis)

Dear Mr. Kodenski:

Enclosed please find your copy of the receipt for photocopies in connection with the above-captioned case. If I can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,

*Linda Lee M. Kuszmaul*  
Linda Lee M. Kuszmaul  
Legal Secretary

Enclosure

LAW OFFICES  
KODENSKI AND CANARAS  
18 E. FAYETTE STREET  
SUITE 301  
BALTIMORE, MARYLAND 21202  
TELEPHONE (301) 888-8100

May 10, 1990

County Board of Appeals  
of Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Attn: Linda Lee M. Kuszmaul  
Legal Secretary

RE: Crystal Maria Stefanis  
NW/Corner Sollers Point Road and Williams  
Avenue (118 Williams Avenue)  
12th Election District  
7th Councilmanic District  
Case No.: 90-322-SPH  
D/Hearing: Friday, October 5, 1990  
at 10:00 a.m.

Dear Ms. Kuszmaul:

Please enter the appearance of Melvin J. Kodenski and Kodenski and Canaras as counsel with regard to the above-referenced case.

Very truly yours,

*Melvin J. Kodenski*  
Melvin J. Kodenski

MJK/sjk

RECEIVED  
COUNTY BOARD OF APPEALS  
MAY 11 PM 12:22

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-5353  
J. Robert Haines  
Zoning Commissioner

April 2, 1990



Dennis F. Rasmussen  
County Executive

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Hearing  
NW/Corner Sollers Point Road and Williams Avenue  
(118 Williams Avenue)  
12th Election District, 7th Councilmanic District  
CRYSTAL MARIA STEFANIS for the Estate of  
Emmanuel A. Stefanis - Petitioner  
Case No. 90-322-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on March 12, 1990 by Crystal Stefanis. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:cer  
Enclosures

cc: Crystal Stefanis, 7312 Martell Avenue, Dundalk, MD 21222

Mr. & Mrs. Stephen E. Hughes, Sr.  
121 Williams Avenue, Baltimore, MD 21222

Mr. & Mrs. Ron D'Aurora, et al  
119 Williams Avenue, Baltimore, MD 21222

Debbie Cook, 115 Williams Avenue, Baltimore, MD 21222



County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

HEARING ROOM -  
Room 301, County Office Bldg.

May 7, 1990

NOTICE OF ASSIGNMENT

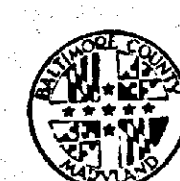
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 54-79.

CASE NO. 90-322-SPH CRYSTAL MARIA STEFANIS  
NW/Corner Sollers Pt. Rd. and Williams Ave.  
(118 Williams Avenue)  
12th Election District  
7th Councilmanic District  
SPH-nonconforming use - tavern  
3/1/90 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: FRIDAY, OCTOBER 5, 1990 at 10:00 a.m.:

cc: Mel Kodenski, Esquire Counsel for Appellant/Petitioner  
Ms. Crystal Stefanis  
Mr. & Mrs. Stephen E. Hughes, Sr.  
Mr. & Mrs. Ron D'Aurora, et al  
Ms. Debbie Cook  
Mr. John Janowich  
Mr. Charles Spencer, Jr.  
Mr. Cornelius Cook  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

Linda Lee M. Kuszmaul  
Legal Secretary



County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

October 12, 1990

Mel Kodenski, Esquire  
19 E. Fayette Street, Suite 301  
Baltimore, Maryland 21202

RE: Case No. 90-322-SPH  
Crystal Maria Stefanis

Dear Mr. Kodenski:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Assistant

encl

cc: Ms. Crystal Stefanis  
Mr. & Mrs. Stephen E. Hughes, Sr.  
Mr. & Mrs. Ron D'Aurora, et al  
Ms. Debbie Cook  
Mr. John Janowich  
Mr. Charles Spencer, Jr.  
Mr. Cornelius Cook  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney  
David Ash, Esquire

Mr. Haines,  
Case # 90-322-SPH  
CRYSTAL STEFANIS - Petitioner

#125  
25  
#150 DUE

I am appealing the decision you made on Feb 12, 1990. I am very angry and upset. I feel that it was an unfair hearing. Last year I lost my father now I am losing my business. I wish to speak last at the hearing so I can have a fair hearing.

CRYSTAL Stefanis

*Crystal Stefanis*

In Re

CRYSTAL MARIA STEFANIS

Row SUD  
Shumaker  
10-3-90  
WALL

COUNTY BOARD  
OF APPEALS OF  
BALTIMORE COUNTY

CASE No. 90-322-SPH

SUBPOENA

TO: CUSTODIAN OF RECORDS  
HEALTH DEPARTMENT FOR BALTIMORE COUNTY  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

YOU ARE HEREBY COMMANDED to bring with you the following at the time of the hearing on October 5, 1990 at 10:00 a.m. at the County Board of Appeals, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204:

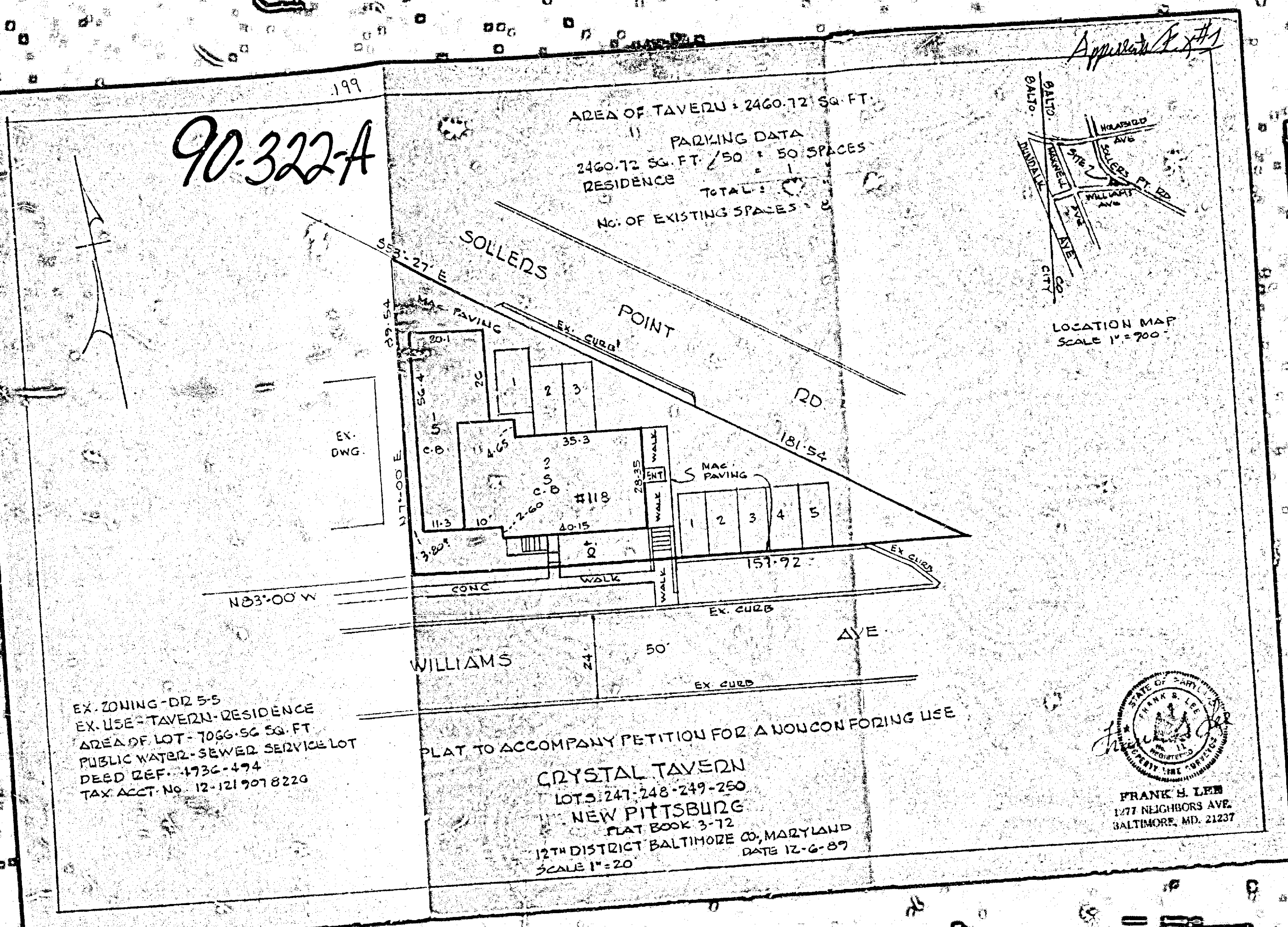
1. Any and all records in your possession relating to the health permit located at 118 Williams Avenue.
2. Any and all records documenting the chain of ownership of the health permit located at 118 Williams Avenue.
3. Any and all floor plans that may have been filed with your office from the time the initial license was issued at 118 Williams Avenue until the present.

*Melvin J. Kodenski*  
Melvin J. Kodenski  
Kodenski and Canaras  
19 E. Fayette Street  
Suite 301  
Baltimore, Maryland 21202  
685-5100  
Attorneys for Plaintiff

*Linda Kuszmaul*  
Linda Kuszmaul  
Board of Appeals

RECEIVED  
COUNTY BOARD OF APPEALS  
OCT 11 AM 9:38





Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3333  
 J. Robert Haines  
 Zoning Commissioner

DATE 11/30/90

Crystal Maria Stefanis  
 7312 Martell Avenue  
 Baltimore, Maryland 21222

Rest Petition for Special Hearing  
 CASE NUMBER: 90-322-SPH  
 N/W Corner of Sollers Point Road and Williams Avenue  
 118 Williams Avenue  
 12th Election District - 7th Councilmanic  
 Petitioner(s): Crystal M. Stefanis, PR Estate Emmanuel A. Stefanis  
 HEARING: MONDAY, FEBRUARY 12, 1990 at 10:30 a.m.

Dear Ms. Stefanis:

Please be advised that \$120.24 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. (15 minutes before your hearing is scheduled to begin.)

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
 J. Robert Haines  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

cc: Louis L. DePazzo, Esq.  
 File

NOTE:  
 (If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

8

Jan. 10, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing  
 CASE NUMBER: 90-322-SPH  
 N/W Corner of Sollers Point Road and Williams Avenue  
 118 Williams Avenue  
 12th Election District - 7th Councilmanic  
 Petitioner(s): Crystal M. Stefanis, PR Estate Emmanuel A. Stefanis  
 HEARING: MONDAY, FEBRUARY 12, 1990 at 10:30 a.m.

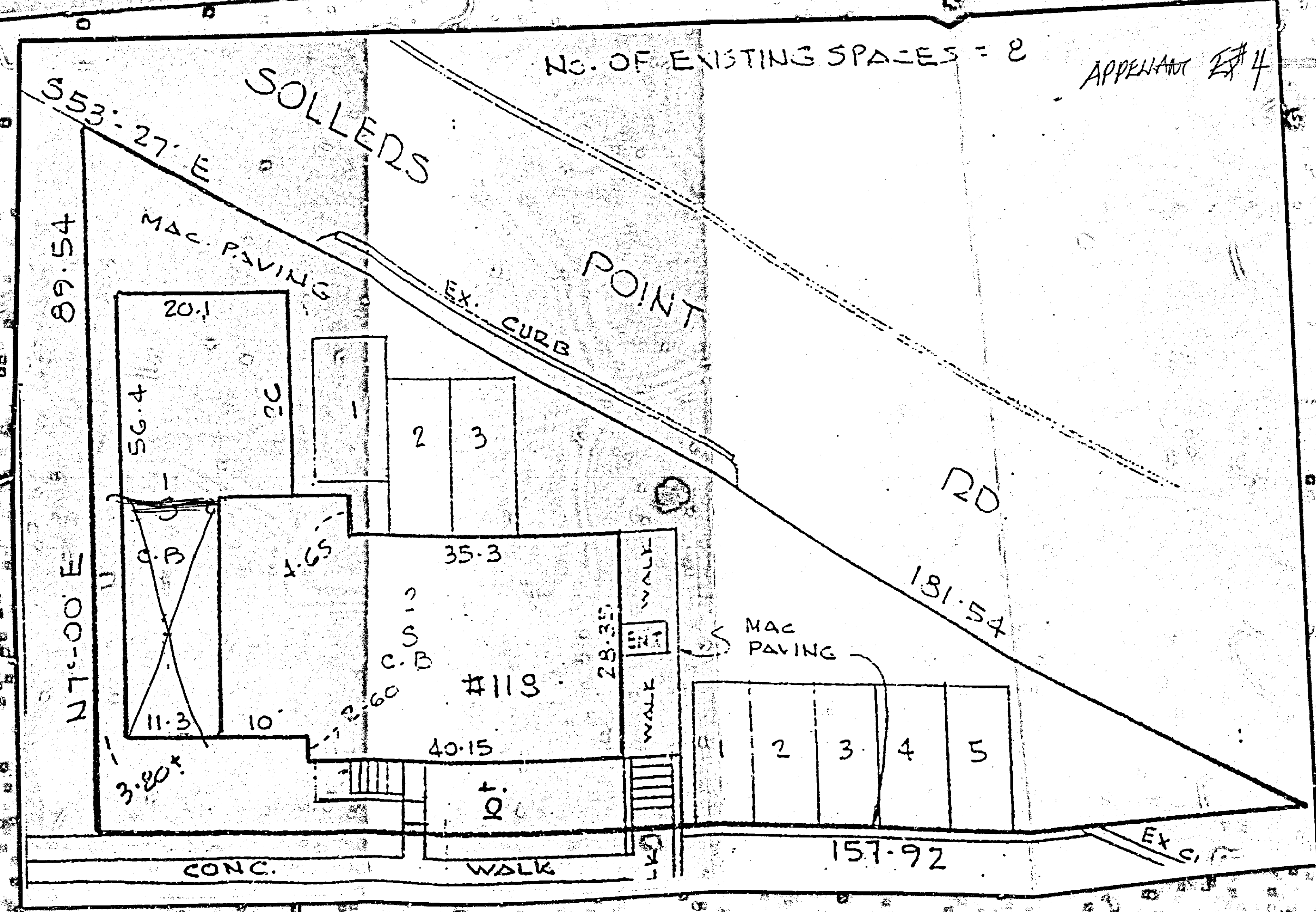
Special Hearing: A tavern business located at 118 Williams Avenue, Baltimore County, Maryland, as a non-conforming use.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioners will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:  
 (If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY, MARYLAND

cc: Crystal M. Stefanis  
 Louis L. DePazzo, Esq.  
 File



8

IN THE ESTATE OF  
 THE ESTATE OF  
 EMANUEL A. STEFANIS

IN THE  
 ORPHANS COURT FOR  
 BALTIMORE COUNTY

\*\*\*\*\* #67462

ORDER

Upon the foregoing Petition to Authorize Sale, it is this 20 day of Sept., 1989,

ORDERED, by the Orphans' Court for Baltimore County, that Crystal Maria Stefanis, Personal Representative of the Estate of Emmanuel A. Stefanis, be authorized to sell the real property located at 118 Williams Avenue, Baltimore County, Maryland, at the purchase price of Eighty-Five Thousand Dollars (\$85,000.00), and it is further

ORDERED, that the said Crystal Maria Stefanis, Personal Representative of the estate of Emmanuel A. Stefanis, be authorized, on behalf of the estate, to extend financing, in the amount of Seventy-Five Thousand Dollars (\$75,000.00) unto the Buyer of the aforementioned real property, Gerald John Staskowiak, with an interest rate to be agreed upon by the parties (prevailing interest rate at the time of settlement).

ALEXANDER B. PAGE, JR.

G.  
 GRACE CONNOLLY  
 JUDGES

LOUIS L. DEPAZZO  
 ATTORNEY AT LAW  
 38 S. DUNDALK AVENUE  
 DUNDALK, MD. 21222  
 TEL. 887-9303

Copy Text  
 Return to: Louis L. DePazzo  
 Room 108

8

LOUIS L. DePazzo  
 Attorney at Law

38 South Dundalk Avenue • Dundalk, Maryland 21222  
 301-286-9303

December 14, 1989

J. Robert Haines, Zoning Commissioner  
 Baltimore County Office of  
 Planning and Zoning  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

RE: The Crystal Bar  
 118 Williams Avenue  
 Baltimore County, Maryland 21222

Dear Mr. Haines:

It is respectfully requested that your office schedule a hearing on the Petition for Special Hearing for a tavern business located at the above address, as a non-conforming use, as the earliest possible time.

Please be advised that the delay in scheduling a hearing would cause severe financial hardship to the business, due to the sudden death of Emmanuel A. Stefanis, and fact that his daughter and Personal Representative, Crystal Maria Stefanis, is unable to run the business, because of her full-time job as a teacher's aid for the Baltimore County Board of Education. The business and the real property located at 118 Williams Avenue is currently under a Contract of Sale, to Mr. Gerald John Staskowiak, which sale has been authorized by the Judge's of the Orphans' Court for Baltimore County (copy of Order attached), and Mr. Staskowiak is ready and willing to take over the business if we are able to resolve the current zoning problem.

Thank you for your kind consideration in this matter.

Very truly yours,  
 Louis L. DePazzo

LLD:cin  
 Enclosure

Set  
 Feb 12th

RECEIVED  
 DEC 19 1989  
 ZONING OFFICE



Protestants Witness list

James Felt 29 Sallers Pt Rd 21222  
 Ronald Trickett Jr 116 Williams Ave 21222  
 Stephen E. Hughes Sr 181 Williams Ave 21222  
 Frederick Hughes Jr 131 Williams Ave 21222  
 Gene Cook 117 Williams Ave 21222  
 Ole Cook 117 Williams Ave 21222

Petitioners Witness

Angel Stefanis 3312 Marsell Avenue 21222  
 Kenneth J. Bryant 1803 Wilson Sp Rd 21222  
 Luma Bryant 1803 Wilson Sp Rd 21222  
 Cornelius Mervise 1904 Jefferson Rd 21222  
 Kenneth L. Bryant 118 Riffing Ave 21222  
 Diana M. Ford 3909 Sallers Pt Rd 21222  
 Patricia A. Segar 122 Willow Spring Rd 21222  
 Al Regel 6614 Woods Run Apt 6 21222  
 Rose Spennemann 1447 Green Lane Rd Suite 1115 - 21117  
 Marc P. Muller Jr 13 Yorkway Balt 21222  
 Linda M. Laval 3107 Dundalk Ave. Balt 21222  
 Catherine Corner 3108 Willow Spring Rd. Balt 21222  
 Albert Kinney 1903 Dundalk Williams Ave. Balt 21222  
 Calvin E. Marsh 2309 Liberty Parkway 21222  
 Marsha Lawrence 3312 Dundalk Ave. 21222

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

January 25, 1990

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hearings - Case #90-322-SPH - P.O. #0101795 - Req. #M38156 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week, 1990; that is to say, 26th day of January 1990; that is to say, the same was inserted in the issues of January 25, 1990

Kimbel Publication, Inc.  
per Publisher.

By K.C. Oller

**receipt**

Account: 2001-150  
Number: 1336

Date: 2/12/90

PUBLIC HEARING FEES QTY PRICE  
 080 - POSTING SIGNS / ADVERTISING 1 x \$120.00  
 LAST NAME OF OWNER: STEFANIS TOTAL: \$120.00

Check Validation: B C31\*\*\*\*\*120741a 0122F  
 Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

90-322-SPH

District: 1274 Date of Posting: 7/14/90  
 Posted for: Appeal  
 Petitioner: Capital M. Stelaris  
 Location of property: Nelson Sallers Pt Rd & Williams Ave  
 Location of Sign: Report - sign reported down  
 Remarks:  
 Posted by: M. Stelaris Date of return: 7/24/90  
 Number of Signs: 1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

90-322-SPH

District: 1274 Date of Posting: 7/24/90  
 Posted for: Appeal  
 Petitioner: Capital M. Stelaris  
 Location of property: Nelson Sallers Pt Rd & Williams Ave  
 Location of Sign: Report - sign reported down  
 Remarks:  
 Posted by: M. Stelaris Date of return: 7/24/90  
 Number of Signs: 1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

90-322-SPH

District: 1274 Date of Posting: 7/14/90  
 Posted for: Appeal  
 Petitioner: Capital M. Stelaris  
 Location of property: Nelson Sallers Pt Rd & Williams Ave  
 Location of Sign: Report - sign reported down  
 Remarks:  
 Posted by: M. Stelaris Date of return: 7/24/90  
 Number of Signs: 1

**receipt**

Account: R-001-4150  
Number: 730

Date: 12/18/89

PUBLIC HEARING FEES QTY PRICE  
 040 - SPECIAL HEARING (OTHER) 1 x \$175.00  
 LAST NAME OF OWNER: STEFANIS TOTAL: \$175.00

Check Validation: B C31\*\*\*\*\*120741a 0122F  
 Please make checks payable to: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 25, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 25, 1992

THE JEFFERSONIAN,  
S. Zebe Oller  
Publisher

**receipt**

Account: 2001-150  
Number: 1905

Date: 3/23/90

PUBLIC HEARING FEES QTY PRICE  
 140 - OF ALL OTHER ORDERS 1 x \$25.00  
 150 - POSTING SIGNS / ADVERTISING 1 x \$25.00  
 LAST NAME OF OWNER: STEFANIS TOTAL: \$50.00

Check Validation: B C31\*\*\*\*\*15000a 0026F  
 Please make checks payable to: Baltimore County



Mr. Cook 117 Williams 21222